

**FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting, August 19, 2008
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room – 8:30 a.m.**

NEW BUSINESS

1. [**Pezdek, V 07-024, Pezdek Side Yard Setback Variance Valle del Oro Community Plan Area, Residential Designation \(Peck\)**](#)

The proposed project is a request that a variance to the Zoning Ordinance side yard setback be granted. The applicant requests that the side yard setback be reduced from 10 feet to 5 feet on the subject property (APN 501-273-54).

Existing on the property is a single family dwelling with several illegal additions on the southern side. The site was developed with a single family dwelling that observed all required setbacks prior to the illegal construction. While there is a steep slope to the north, it is possible to obtain a grading and building permit to install a retaining wall and build on the northern side of the house and still maintain the required 10 foot side yard setback. The project and all surrounding property in the area are subject to the height designator "G" which allows for a maximum of 35 feet and two stories. Therefore if the owner wanted to expand the single family residence, the current zoning would allow for an additional story. Additionally there are no other parcels in the area with a five foot side yard setback for habitual space. The dwelling is not in conformance with current side yard setbacks and the requested variance would abate this violation of the zoning ordinance.

The site is subject to the General Plan Regional Land Use Category of Current Urban Land Development Area (CUDA) and Land Use Designation (5) Residential. The site is also subject to the RS-4 (Residential) use regulations of the County Zoning Ordinance.

LOCATION: 10315 San Vicente Blvd in the Valle De Oro Community Planning Area.

2. [**Ruple, ZAP 07-001, Lakeside Community Plan Area, General Plan \(5\) Residential Designation \(Peck\)**](#)

This is a request for a Minor Use Permit to allow a second dwelling unit on a .43 acre lot with an existing single-family dwelling with a lot size less than 20,000 square feet. The Minor Use Permit is for a 906.64 square foot second dwelling. A Minor Use Permit is required pursuant to Section 6156(x) subsection 12 of the County Zoning Ordinance. The property is located within the General Plan (5) Residential Designation and is located in Lakeside

LOCATION: 9736 Woodland Vista Drive, Lakeside Ca. 92040; lakeside Community Plan Area APN: 395-080-32.

3. **Star Oaks Bed and Breakfast, ZAP 07-010, Julian Community Plan Area, Residential Designation (Griffith)**

The project consists of converting two bedrooms of an existing home into a weekend bed and breakfast business. The business would be open on weekends and holiday Mondays. Existing uses include a single family residence that would be retained. Access would be provided by an existing private driveway connected to Pine Hills Road. One sign, two square feet in size, would be placed at the base of the driveway outside of the public right-of-way. Sufficient parking exists onsite for the project. The project would be served by an on-site septic system and groundwater. No earthwork or construction is proposed.

LOCATION: 3833 Pine Hills Road, Julian, CA 92036 (APN 289-132-30)

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcountry.ca.gov/dplu/index.html. Click on "Public Hearing Information".

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